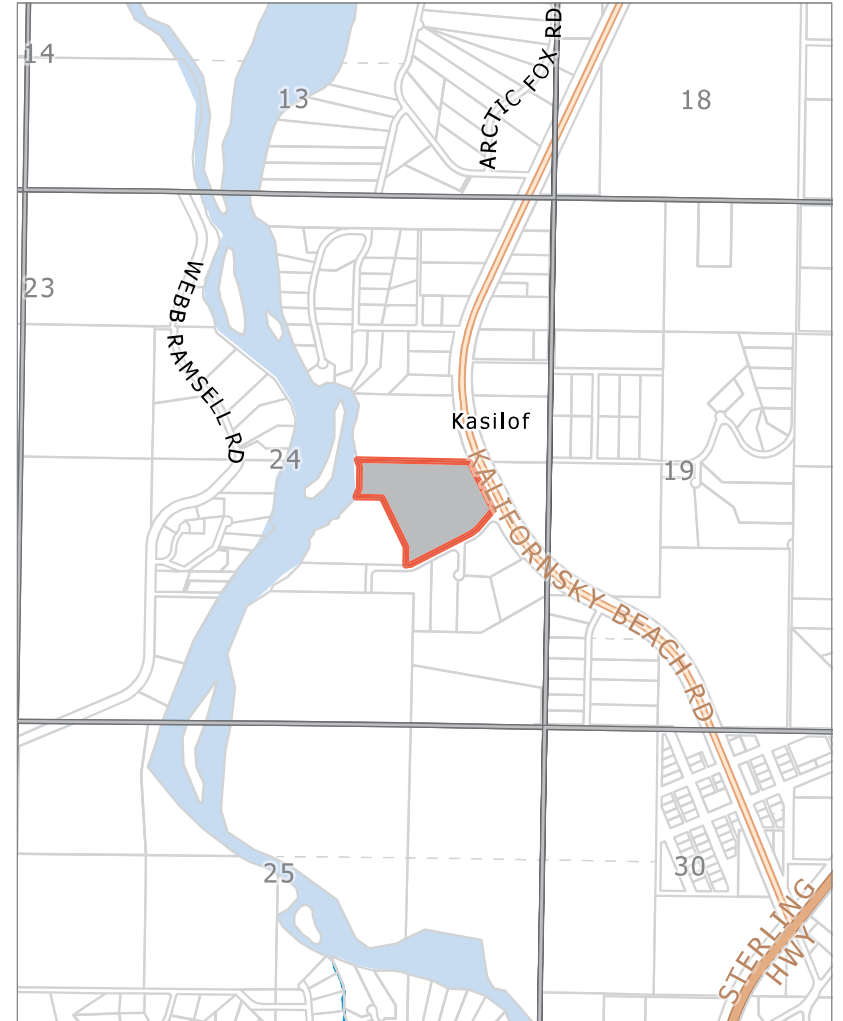


E. NEW BUSINESS

- 9. Evenson Subdivision 2023 Replat; KPB File 2023-119
McLane Consulting Group / Carroll
Location: Cobbler Lane Off Kalifornsky Beach Road
Kasilof Area**



KPB File 2023-119
T 03N R 12W SEC 24
Kasilof



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

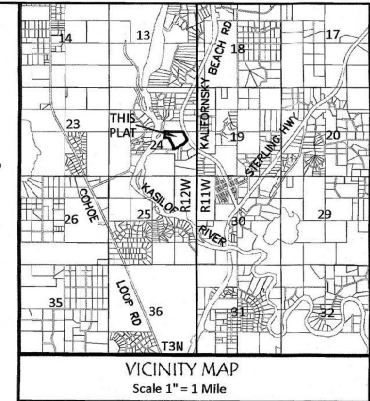
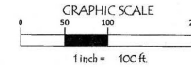
WASTEWATER DISPOSAL

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

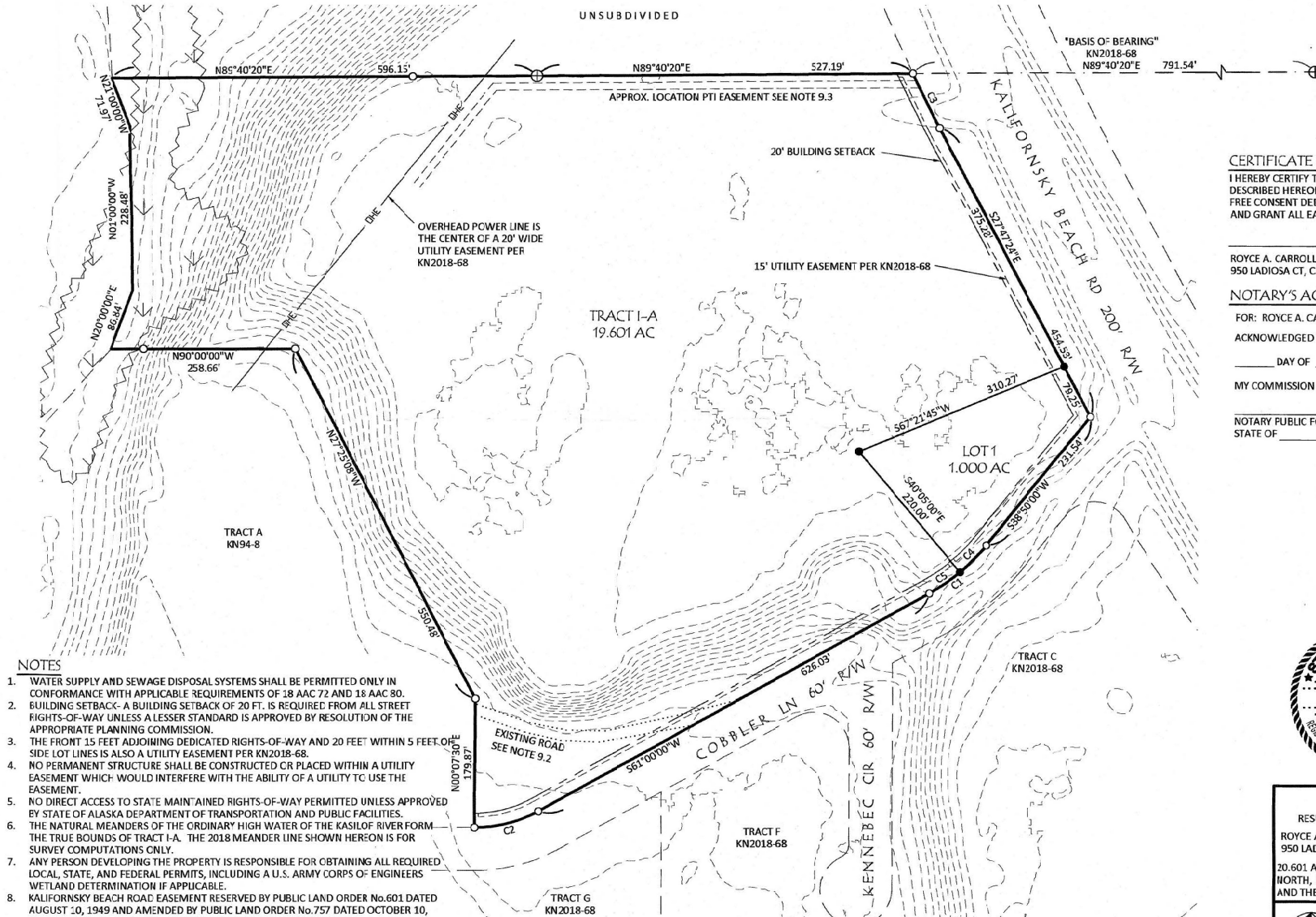
CURVE TABLE						
CURVE#	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	22°10'30"	27000'	104.46'	52.89'	S49°55'00" W	103.81'
C2	29°00'00"	18438'	93.32'	47.68'	S75°30'00" W	92.33'
C3	2°25'49"	2010.00'	85.26'	42.63'	S26°34'29" E	85.25'
C4	11°05'30"	27000'	52.23'	26.20'	S44°22'30" W	52.15'
C5	11°05'30"	27000'	52.23'	26.20'	S55°27'30" W	52.15'

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
- CONTOUR INTERVAL = 4'



CODY R. McLANE C.E. 11510 AK DATE



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ROYCE A. CARROLL
950 LADIOSA CT, CHULA VISTA, CA 91910

NOTARY'S ACKNOWLEDGEMENT

FOR: ROYCE A. CARROLL

ACKNOWLEDGED BEFORE ME THIS

DAY OF _____, 20__

MY COMMISSION EXPIRES _____

NOTARY PUBLIC FOR THE
STATE OF _____

NOTES

- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
- BUILDING SETBACK - A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 15 FEET ADJOINING DEDICATED RIGHTS-OF-WAY AND 20 FEET WITHIN 5 FEET OF SIDE LOT LINES IS ALSO A UTILITY EASEMENT PER KN2018-68.
- NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
- THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER OF THE KASLOF RIVER FORM THE TRUE BOUNDS OF TRACT I-A. THE 2018 MEANDER LINE SHOWN HEREON IS FOR SURVEY COMPUTATIONS ONLY.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- KALIFORNIA BEACH ROAD EASEMENT RESERVED BY PUBLIC LAND ORDER No. 601 DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER No. 757 DATED OCTOBER 10, 1959, PUBLIC LAND ORDER No. 1613 DATED APRIL 7, 1958 AND DEPARTMENT OF THE INTERIOR ORDER No. 2665 DATED OCTOBER 16, 1951 AMENDMENT No. 1 DATED JULY 17, 1952 AND AMENDMENT No. 2 DATED SEPTEMBER 15, 1956 FILED IN THE FEDERAL REGISTER.
- THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 10, 1962 IN MISC. BOOK 8, PAGE 27, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
 - RIGHT-OF-WAY EASEMENT RECORDED MARCH 2, 1994 IN BOOK 438, PAGE 255, KR.D.
 - PTI GENERAL UTILITY EASEMENT RECORDED JULY 15, 1998 IN BOOK 534, PAGE 998 KR.D.



Plat #	
Rec Dist	
Date	20__
Time	__ M

EVENSON SUBDIVISION 2023 REPLAT

RESUBDIVISION OF TRACT I EVENSON SUBDIVISION #2 (KN2018-68)

ROYCE A. CARROLL
950 LADIOSA CT, CHULA VISTA, CA 91910

20.601 AC. M/L SITUATED IN THE SE1/4 OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.



ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 488
SOLDOTNA, AK 99669
VOICE: (907) 283-4218
FAX: (907) 283-3205
WWW.MCLANECG.COM

KPB FILE NO. 2023-XXX

PROJECT NO. 232027

SCALE: 1" = 100'

DATE: OCT 2023

DRAWN BY: J.A.H.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2023.

AUTHORIZED OFFICIAL

DATE

KPB 2023-119

AGENDA ITEM E. NEW BUSINESS

**ITEM #9 - PRELIMINARY PLAT
EVENSON SUBDIVISION 2023 REPLAT**

KPB File No.	2023-119
Plat Committee Meeting:	November 13, 2023
Applicant / Owner:	Royce Carrol of Chula Vista, CA
Surveyor:	James Hall / McLane Consulting Inc.
General Location:	Cobbler Lane Near Mile 1 Kalifornsky Beach Road / Kasilof area

Parent Parcel No.:	133-072-37
Legal Description:	T 03N R 12W SEC 24 Seward Meridian KN 2018068 Evenson Sub #2 Tract I
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	none

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 20.456 acre parcel into one 1.00 acre lot and one 19.456 acres tract.

Location and Legal Access (existing and proposed): Access to the subdivision is by Cobbler Lane for the lot and Kalifornsky Beach Road and Cobbler Lane for the tract.

There are no dedications or vacations being done with this subdivision. The subdivision is not affected by a section easement or patent easement. There is a right-of-way easement crossing the southerly corner of the tract for access to Tract A of Tags Subdivision, KN 94-8, located to the west.

Block length is not compliant. Future development to the north could provide a road. ***Staff recommends: the Plat Committee concur an exception to 20.30.170 is not needed.***

PER DOT: The platting action voids any previous issued permits. You need to reapply for driveway access permits to state ROW.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No comments
SOA DOT comments	

Site Investigation: Steep areas are shown on the subdivision by the contours, but not indicated by the surveyor. ***Staff recommends: the surveyor add top, toe and steep area to the drawing.***

Improvements are located on the property and will be located on Tract I-A. No encroachments are apparent.

There are areas of wetland not shown and the subdivision is in a flood hazard area and floodway area. The subdivision is also located in the KPB Peninsula Borough Anadromous Habitat Protection District. ***Staff recommends: notes for Flood Hazard notice, Floodway Notice and Anadromous Habitat Protection District be carried forward from the parent plat.***

KPB River Center review	<p>See attachments</p> <p>A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Flood Zone: AE,X (shaded) Map Panel: 02122C-0860E In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: i:0#.w kpb\maldrige</p> <p>C. State Parks Reviewer: VACANT Comments:</p>
State of Alaska Fish and Game	

Staff Analysis The property was originally plotted as Government Lot 8 and the E1/2 SE1/4 of Sec 24, Township 3N, Range 12W, SM Kasilof, AK. Evenson Subdivision, 2007-117 KRD, plotted the area as an unsubdivided remainder. Evenson Subdivision #2, 2018-68 KRD, subdivided the current Tract "I" involved in the current platting action.

A soils report will be required and an engineer will sign the final plat.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

Utility Easements There is a general utility easement identified in the certificate to plat that is shown on the drawing and listed in the plat notes. There is a 20' overhead powerline easement carried forward from 2018-68 KRD. 2018-68 KRD had a 10' utility easement along the road right-of-way, the current subdivision has increased this to a 15' utility easement along road rights-of-way.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	No comments
ENSTAR	
ACS	No objections
GCI	

KPB department / agency review:

Addressing	Reviewer: Leavitt, Rhealyn Affected Addresses:
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	<p>24597 KALIFORNSKY BEACH RD</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: KALIFORNSKY BEACH RD, COBBLER LN, KENNEBEC CIR</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: 24597 KALIFORNSKY BEACH RD WILL REMAIN WITH TRACT 1A</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS **CORRECTIONS / EDITS**

Plat 2018-68 does not include the bearing and distance to the ¼ corner as shown on the drawing as basis of bearing and referenced to KN2018-68. Please verify information.

KPB 20.25.070 – Form and contents required

Staff recommendation: *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

- Change KPB File No to 2023-119.
- After 'Resubdivision of' match legal to certificate to plat.
- Check area, differs from parent plat.

- Remove the M/L once surveyed

G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the proposed subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation: show separate parcel to northwest as Gov't Lot 7

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

20.30.280. Floodplain requirements.

- D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, as amended, as defined by KPB 21.06.020, shall contain the following note:

FLOOD HAZARD NOTICE:

Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

- E. All subdivisions or replats that include any portion of the mapped floodway shall contain the following note:

FLOODWAY NOTICE:

Portions of this subdivision are within the floodway. Pursuant to KPB Chapter 21.06, all development (including fill) in the floodway is prohibited unless certification by an engineer or architect is provided demonstrating that encroachments shall not result in any increases in flood levels during the occurrence of the base flood discharge.

20.30.290. Anadromous Waters Habitat Protection District. If any portion of a subdivision or replat is located within an anadromous waters habitat protection district, the plat shall contain the following note:

ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE:

Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18, as may be amended, for restrictions that affect development in this subdivision. Width of the habitat protection district shall be in accordance with KPB 21.18.040.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

20.60.110. Dimensional data required.

C. Any discrepancy between the survey and the record description, and the source of all information used in making the survey shall be indicated. When an inconsistency is found including a gap or overlap, excess or deficiency, erroneously located boundary lines or monuments, or when any doubt as to the location on the ground of the true boundary or property rights exists, the nature of the inconsistency shall be clearly shown on the drawing.

Staff recommendation: *comply with 20.60.110.*

- add reference data and source
- add measured data

20.60.180. Plat notes.

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

Staff recommendation:

- Carry forward notes from the parent plat not already shown.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: *comply with 20.60.190.*

- Add date of November 13, 2023 to Plat Approval.

20.60.200. Survey and monumentation.

Staff recommendation: *comply with 20.60.200*

- Describe section corners with detail on caps and representation of location identification.

RECOMMENDATION:

STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

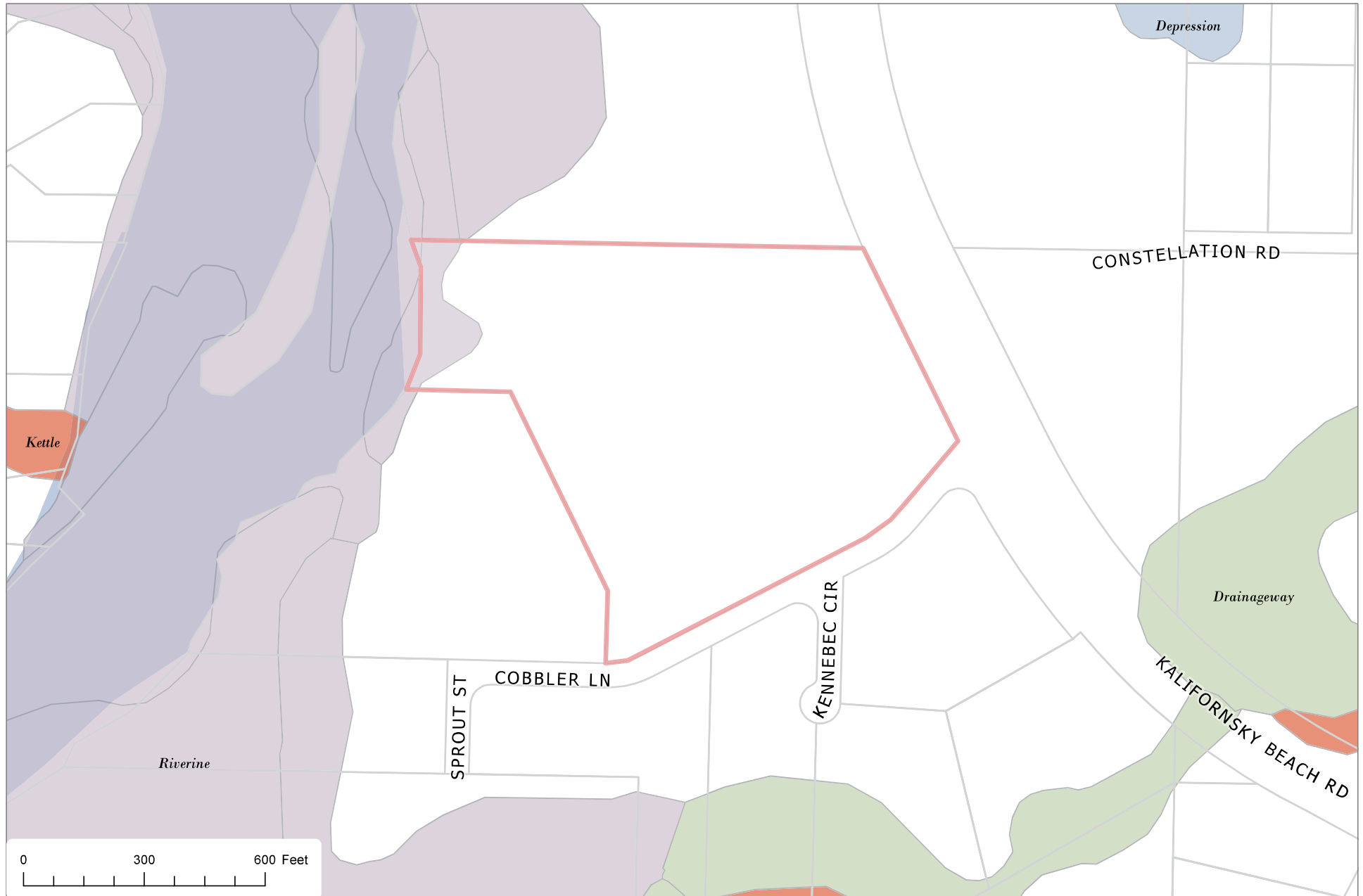
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

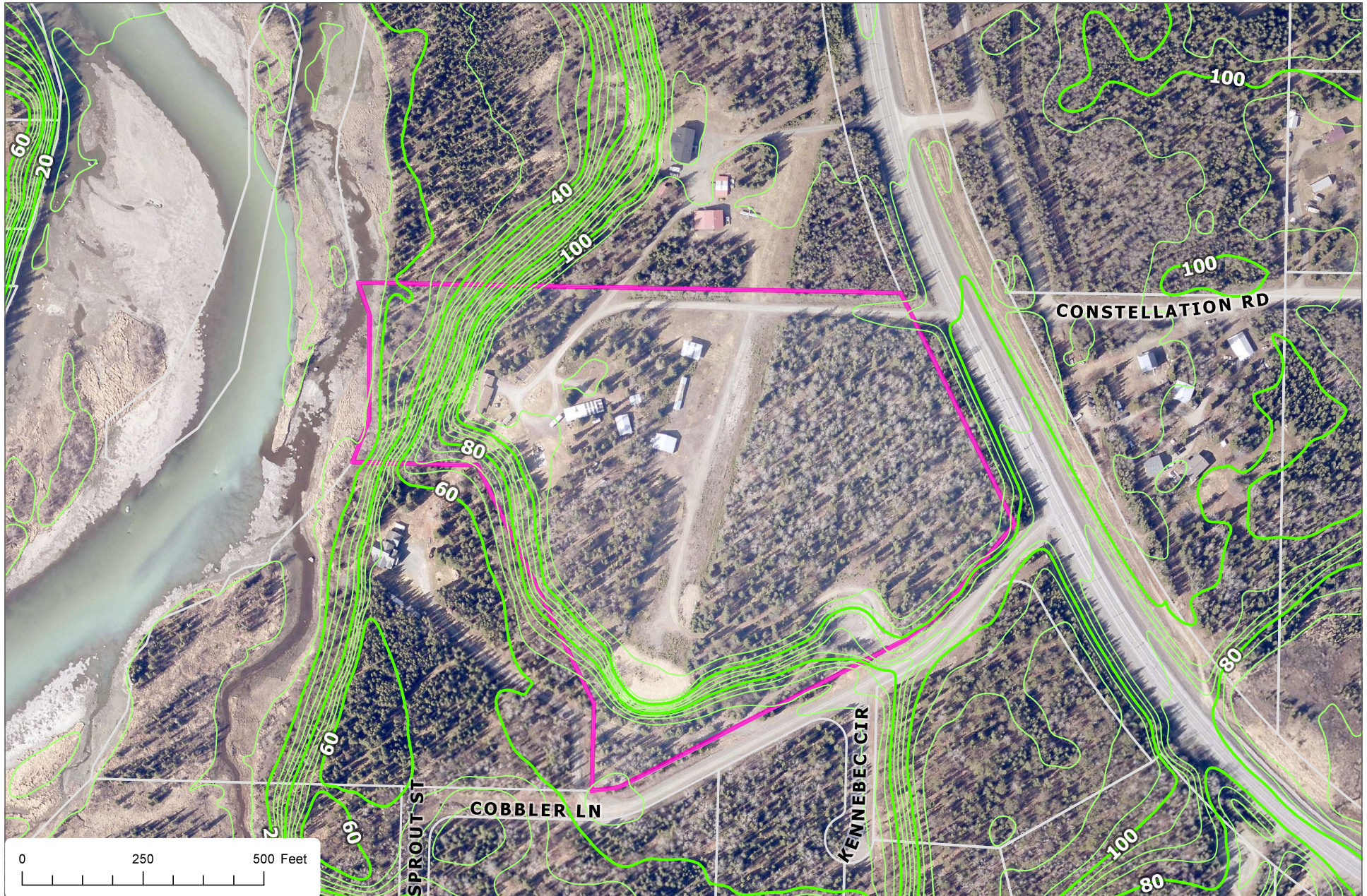
END OF STAFF REPORT



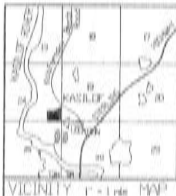
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EVENSON SUBDIVISION

Located in the SE1/4 SE1/4 Section 24, T9N R9W, 1st E, Alaska
Kasilof Planning District - Kasilof Peninsula Borough File 0007-000

Prepared for
Ivan & Michael Evenson
P.O. Box 10
Kasilof, AK 99800

Prepared by
Morgan Surveying
Box 27
Olen Butch, AK 99800



SCALE 1" = 200' AREA = 31.409 acres 25 June, 2007

LEGEND

- 1980 USGLD brass cap monument found
- 2" brass cap monument 200-5, 1969 Found
- 2" along on 5/8" x 8" rebar, set
- 2" x 30" aluminum monument, set
- 1/2" x 4" rebar with 1" plastic cap, set
- concrete RDM monument, found
- indicates sweep
- (1) indicates record information source shown
- (2) indicates information calculated from measured & record information

2007-117
RECORDED
Kasilof Planning District
FILE 0007-000
Requested by
Morgan Surveying
Box 27
Olen Butch, AK 99800

NOTES

1. A building setback of 20' from all street RDMs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of setback is also a utility easement as is the entire setback after 5' of set lot lines.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. No structures permitted within the public portion of Flag lot.
4. Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program.
5. Kasilof Beach Road is as shown on State RDM Map 5 (04/01/01).
6. No access to state maintained RDMs unless approved by the State of Alaska Dept. of Transportation.



PLAT APPROVAL

This plat was approved by the Kasilof Peninsula Borough Planning Commission at the meeting of 19 August, 2007.
KASILOF PENINSULA BOROUGH

By: Ivan Evenson 11/30/2007
Authorized Official Date

OWNERSHIP CERTIFICATE & DEDICATION

We hereby certify that we are the owners of the real property shown and described herein and that we hereby accept this plat of subdivision and by our free common covenants all RDMs to public use and grant all easements to the use shown.

Ivan Evenson
Ivan Evenson P.O. Box 10 Kasilof, AK 99800

Michael J. Evenson
Michael J. Evenson P.O. Box 10 Kasilof, AK 99800

NOTARY'S ACKNOWLEDGEMENT

I, Notary Public, do hereby certify that the above described plat of subdivision was submitted and sworn to before me this 11th day of November, 2007.

Notary Public
Notary Public for Alaska
My commission expires 11/30/2007



WASTEWATER DISPOSAL

These lots are at least 200,000 square feet or more in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

